149.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	914,300 / 914,300
					USE VALUE:	914,300 / 914,300
					ASSESSED:	914,300 / 914,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LO MALINDA M &
Owner 2:	LOVELL AMY B
Owner 3:	
Street 1:	88 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WONSEK EDWARD S -
Owner 2:	COO MELANIE B -
Street 1:	88 SCHOOL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 2238 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	495,100		419,200	914,300
Total Card	0.137	495,100		419,200	914,300
Total Parcel	0.137	495,100		419,200	914,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.53 | /Parcel: 408.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 98183

GIS Ref

GIS Ref

Insp Date 04/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0004-0006.0

!11652!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	495,200	0	5,962.	419,200	914,400	914,400	Year End Roll	12/18/2019
2019	101	FV	361,400	0	5,962.	419,200	780,600	780,600	Year End Roll	1/3/2019
2018	101	FV	360,600	0	5,962.	371,300	731,900	731,900	Year End Roll	12/20/2017
2017	101	FV	360,600	0	5,962.	311,400	672,000	672,000	Year End Roll	1/3/2017
2016	101	FV	309,300	0	5,962.	311,400	620,700	620,700	Year End	1/4/2016
2015	101	FV	292,200	0	5,962.	269,500	561,700	561,700	Year End Roll	12/11/2014
2014	101	FV	292,200	0	5,962.	260,500	552,700	552,700	Year End Roll	12/16/2013
2013	101	FV	292,200	0	5,962.	247,900	540,100	540,100		12/13/2012

PRINT

Date	Time
12/11/20	01:47:44

LAST REV

Date	Time
05/03/18	15:06:02

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11652

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WONSEK EDWARD S	1492-127		7/6/2016		975,000	No	No		
ING WENDELL Y G	1268-164		5/29/2003		475,000	No	No		
	923-64		7/1/1979		67,900	No	No		Y

USER DEFINED

Prior Id # 1:	98183
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2014	118	Solar Pa	44,689					Install 23 solar p
9/21/2004	933	Wood Dec	8,000	C				front porch also
3/9/2004	149	Redo Kit	20,000	C		G6	GR FY06	REDO BTH, 1/2 BTH,

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	CC	Chris C
3/9/2017	SQ Returned	EMK	Ellen K
1/21/2009	Measured	336	PATRIOT
2/16/2005	Permit Visit	BR	B Rossignol
8/25/2003	MLS	MM	Mary M
11/18/1999	Meas/Inspect	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

Total AC/HA: 0.13687 | Total SF/SM: 5962 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 419,201 | Spl Credit | Total: 419,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15872097
Const Adj.:	0.98000199
Adj $ / SQ:	147.621
Other Features:	130535
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	555060
Depreciation:	59946
Depreciated Total:	495113

COMMENTS

16X21 SFL UNHEATED.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 1 | HB 2

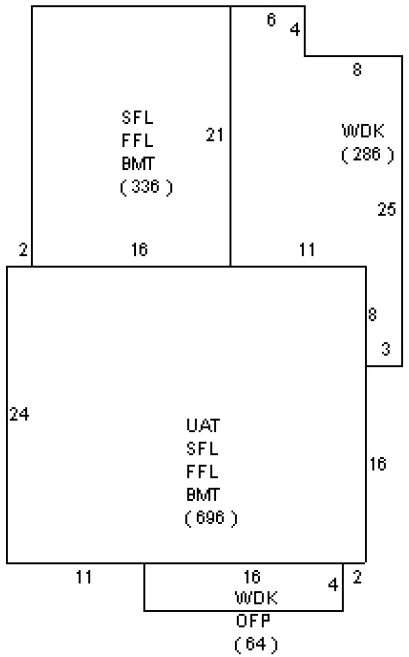
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	162.38
Special Features:	0	Val/Su Net:	134.39
Final Total:	495100	Val/Su SzAd	239.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,032	44.290	45,704
FFL	First Floor	1,032	147.620	152,345
SFL	Second Floor	1,032	147.620	152,345
WDK	Deck	350	8.680	3,038
UAT	Upper Attic	174	103.330	17,980
OFP	Open Porch	64	41.440	2,652

Net Sketched Area: 3,684 | Total: 374,064

Size Ad 2064 | Gross Are 4206 | FinArea 2238

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

149.0-0004-0006.0

IMAGE

AssessPro Patriot Properties, Inc